

FOR SALE

2432 FENTON ST, CHULA VISTA, CA 91914



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DRE # 01476024

PROPERTY SUMMARY

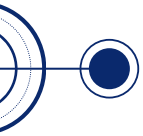
THE PROPERTY

Discover an unmatched investment opportunity at **2432 Fenton St #200, Chula Vista, CA**. This modern **industrial/flex space** offers a spacious **7,529 SF** building, ideal for versatile usage. Constructed in 2022, the property boasts contemporary design and cutting-edge features to meet the demands of today's industrial businesses.

With a prime location in the zoned I-7 area of the South Bay, this property presents a strategic investment with abundant potential. Don't miss out on the chance to secure a valuable asset in a thriving industrial landscape.

Contact advisor for details.





PROPERTY SUMMARY

PROPERTY DETAILS

ASKING PRICE	\$2,899,000	LOCATION	Chula Vista, CA
PROPERTY TYPE	Industrial	ZONING	I-7
BUILDING SIZE	±7,529 SF	CEILING HT	17' FT
YEAR BUILT	2022	PARKING	Yes
TENANCY	Single	CONDITION	Excellent



PROPERTY IMAGES

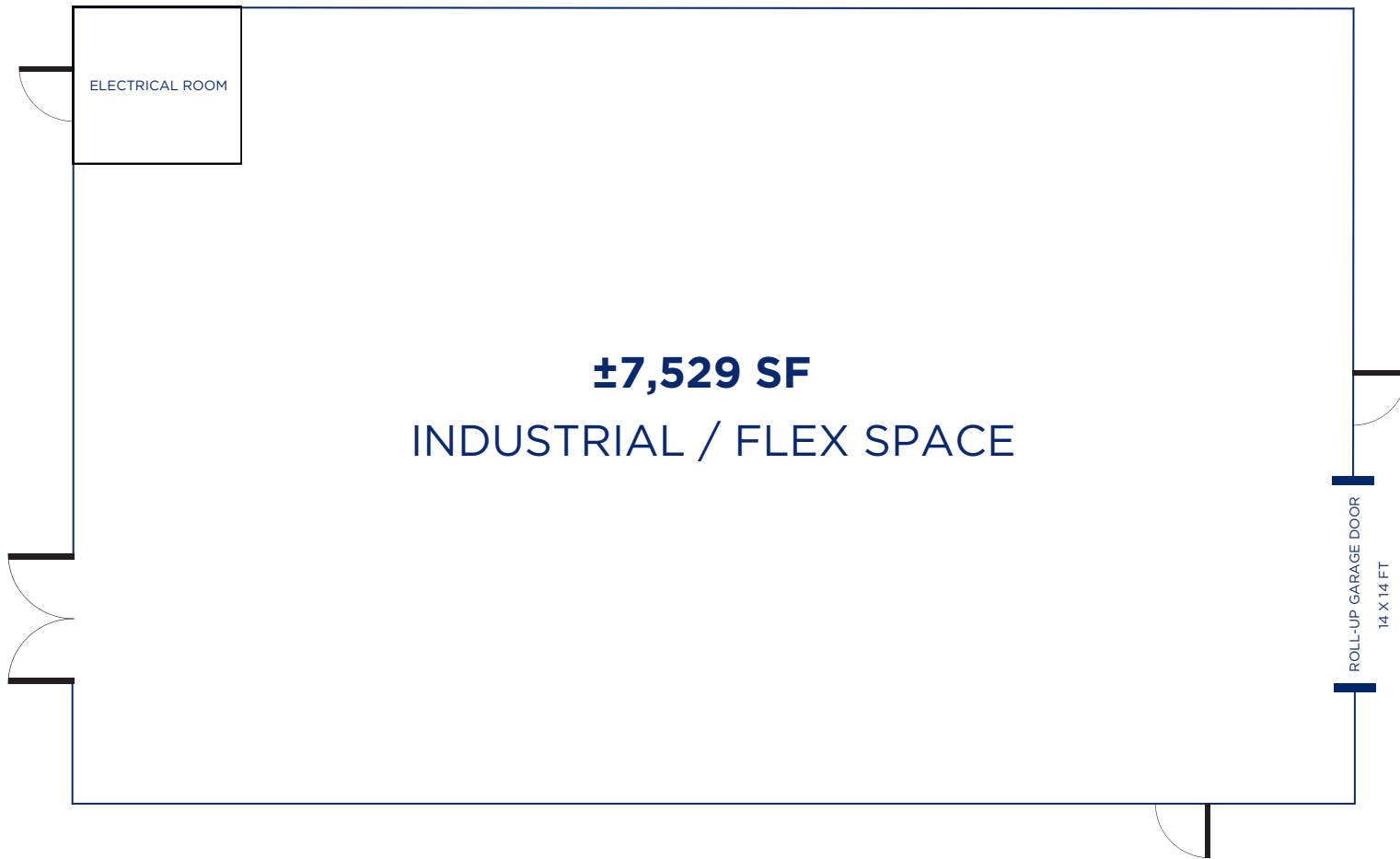


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FLOOR PLAN



AERIAL MAP



LOCATION SUMMARY

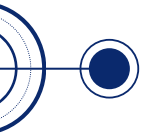


CHULA VISTA, CALIFORNIA

Located in the Eastlake Park Place industrial park in Chula Vista, CA, just 10 miles from the coast and 13 miles north of the Otay Port of Entry, this property is part of a master-planned industrial park designed for bi-national logistical services. Chula Vista, the second-largest city in San Diego County, is centrally located for distribution and retail, with over 900,000 residents within a 10-mile radius. The property is strategically positioned near South San Diego and neighboring areas like National City, Bonita, and Spring Valley.

Its proximity to the international border makes it ideal for bi-national import and distribution. The property enjoys excellent transportation access, with traffic counts exceeding 24,000 VPD on Otay Lakes Rd/Fenton St and easy access to SR 125, which connects to major highways and the USA-Mex border. This location benefits from Lindbergh Field (US International Airport), Brown Field (small commuter airport), and the Mexican airport, making it well-suited for national and international business operations.

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EAST OTAY MESA BUSINESS PARK DEVELOPMENT

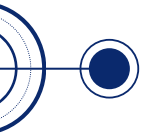
OTAY MESA BUSINESS PARK

The East Otay Mesa Business Park focuses on land use and mobility modifications to accommodate industrial and business development in East Otay Mesa. The amendment aims to align the area's land use with market demands while ensuring environmental conservation and the provision of essential public services.

SPECIFIC PLAN AREA

The area spans **3,013 acres**, focusing on modern industrial development (2,110 acres) with sections for conservation and low-density residential use (552 acres).





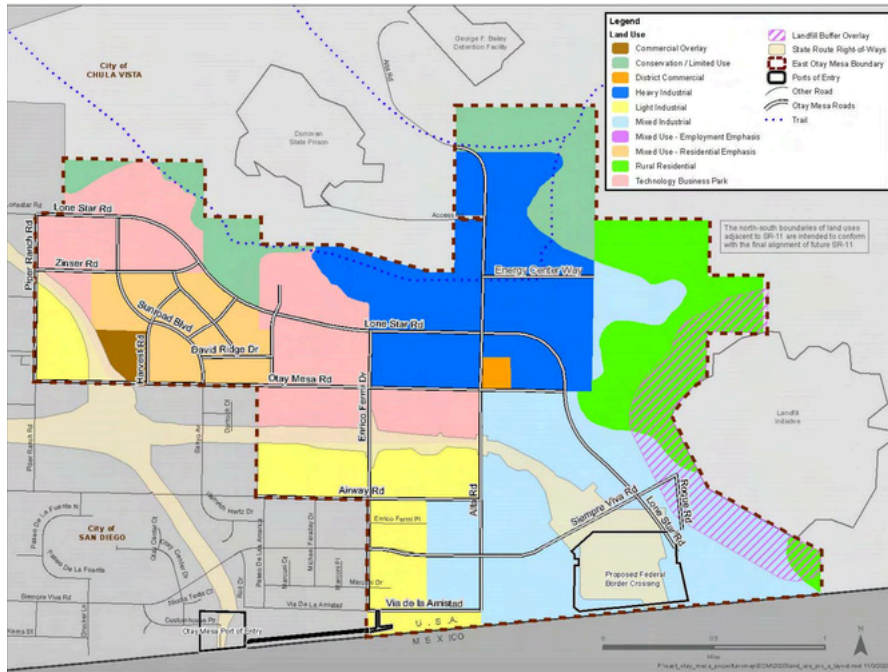
EAST OTAY MESA BUSINESS PARK DEVELOPMENT

LAND USE CHANGE

The amendment increases heavy and mixed industrial zones and reduces technology business park and light industrial areas. It also updates the alignment of State Routes 11 and 125 and a new Port of Entry.

ENVIRONMENTAL AND OPEN SPACE

Conservation of sensitive biological areas and integration with the Multiple Species Conservation Program (MSCP) is emphasized.



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DEVELOPMENT GOALS

The plan aims to make East Otay Mesa a regional hub for industrial growth, especially in technology, warehousing, and manufacturing. The 2015 amendment introduced a mixed-use village core for residential, commercial, and employment uses.

MOBILITY AND INFRASTRUCTURE

Key transportation elements include updated circulation plans and road networks to accommodate heavy industrial use, including truck routes and public transit provisions.

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CHULA VISTA BAYFRONT REDEVELOPMENT

The **Chula Vista Bayfront Redevelopment** Project is a transformative initiative aimed at revitalizing **535 acres** along San Diego Bay. The centerpiece of this **\$1.2 billion development** is the Gaylord Pacific Resort and Convention Center, **set to open in 2025**, which will feature **1,600 hotel rooms** and extensive meeting spaces. The project also includes over **200 acres** of parks, public infrastructure, and residential spaces. A key feature is the expansion of recreational spaces like Harbor Park and Sweetwater Park, adding new paths, picnic areas, and water access. The development is expected to generate significant economic benefits, including creating thousands of jobs during and after construction.

(San Diego Magazine)(Port of San Diego)(San Diego Business Journal)



11.5 B
ANNUAL TAX REVENUE
CONTRIBUTIONS

2.1 B
ANNUAL ECONOMIC
IMPACT

535+
ACRES (LARGEST WEST COAST
WATERFRONT DEVELOPMENT)

2,200
PERMANENT JOBS

1,600
HOTEL ROOMS

1,500
RESIDENTIAL & OFFICE UNITS

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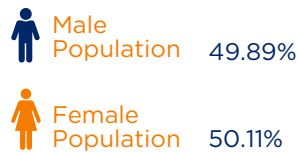
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DEMOGRAPHICS

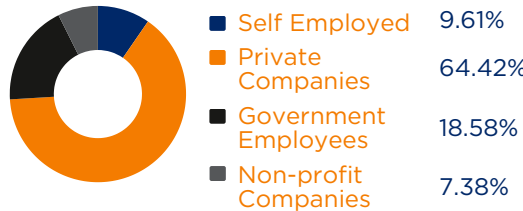
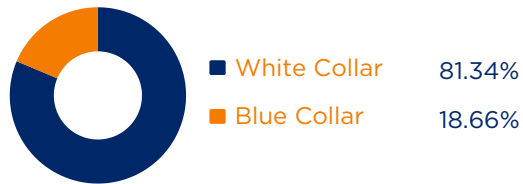
CHULA VISTA

There are **276,103** residents in Chula Vista, with a median age of **36.1**. Chula Vista is one of the fastest-growing cities in Southern California, is known for its diverse population, with Hispanic and Latino residents making up over **60%** of the city's residents. The area has a growing middle-class community, with a mix of young professionals, families, and retirees, contributing to its dynamic cultural and economic environment.

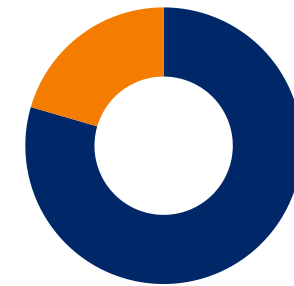
POPULATION



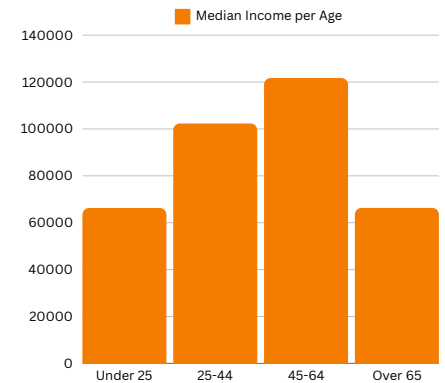
EMPLOYMENT



HOUSEHOLDS



INCOMES



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These demographic and economic factors make Chula Vista an attractive location for commercial real estate investments, particularly given the anticipated revitalization of ongoing developments.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT:

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